

**CITY OF LAREDO  
CITY COUNCIL MEETING  
M-2014-R-04  
CITY COUNCIL CHAMBERS  
1110 HOUSTON STREET  
LAREDO, TEXAS 78040  
MARCH 17, 2014  
5:30 P.M.**

**I. CALL TO ORDER**

With a quorum present, Mayor Raul G. Salinas called the meeting to order.

**II. PLEDGE OF ALLEGIANCE**

Mayor Raul G. Salinas led in the pledge of allegiance.

**III. ROLL CALL**

Raul G. Salinas,	Mayor
Mike Garza,	District I
Esteban Rangel,	Mayor Pro-Tempore, District II
Juan Narvaez,	District IV
Roque Vela, Jr.,	District V
Jorge A. Vera,	District VII
Cynthia Liendo,	District VIII
Gustavo Guevara, Jr.	City Secretary
Carlos Villarreal,	City Manager
Cynthia Collazo,	Deputy City Manager
Horacio De Leon,	Assistant City Manager
Jesus Olivares,	Assistant City Manager
Kristina Hale,	Assistant City Attorney

Motion to excuse Cm. San Miguel, Cm. Perez, and Cm. Narvaez.

Moved: Cm. Garza

Second: Cm. Liendo

For: 5

Against: 0

Abstain: 0

Cm. Narvaez joined the meeting at 5:45 pm.

**IV. MINUTES**

Approval of the minutes of February 18, 2014.

Motion to approve the February 18, 2014 minutes.

Moved: Cm. Vela

Second: Cm. Garza

For: 5

Against: 0

Abstain: 0

## V. COMMUNICATIONS AND RECOGNITIONS

### Communiqués

- a. Presentation of the fiscal year 2012-2013 Comprehensive Annual Financial Report (CAFR) prepared by the City of Laredo's Financial Services Department and audited by the independent audit firm of Canales, Garza, and Baum, P.L.L.C.

Juan Jose Garza from Canales, Garza and Baum reported that they had performed the audit of the City of Laredo and had issued a clean opinion, meaning that there was nothing that needed to be reported. He also mentioned that the fund balance as of September 30, 2013 was \$41,471,451 which represented 28.93% of their overall expenditures. He concluded that the combined fund balance was \$617,290,111.

- b. Presentation by the Texas A&M University 12th Man Foundation Rio Grande Golf Classic taking place on Saturday, March 28, 2014 at the Max A. Mandel Municipal Golf Course.

Dan Leyendecker, representing the 12<sup>th</sup> Man Team Foundation, said that they would be raising funds by the golf tournament and that the proceeds would go to scholarships for kids, children's hospitals throughout the state, and also local community organizations such as Driscoll's Children's Hospital.

Coach Jackie Sherill, representing the 12<sup>th</sup> Man Team Foundation, said that they started their foundation in 1983. He added that Ben Puig could be contacted at 956-791-5000 or [www.12thnkot.org](http://www.12thnkot.org).

### Recognitions

- a. Recognizing the Alexander High School Boys basketball team on their regional quarterfinals tournament.

Mayor Salinas and City Council congratulated the Alexander High School Boys basketball team and presented certificates of recognition to team members Gabe Sanchez, Aaron Swain, Homero Paez, David Delgado, Victor Martinez, Wayo Salinas, Rudy Gaona, Elihu Diaz, Travis Allen, Patrick

Connor, Miguel Gonzalez, Justyn Betancourt, and Ron Miller along with Coaches Luis Valdez, Fernando R. Alfaro, Michael Salinas, and Danny Lombrana.

- b. Recognizing the Martin High School Boys basketball team on their regional quarterfinals tournament.

Mayor Salinas and City Council congratulated the Martin High School boys basketball team and presented certificates of recognition to team members Luis Avila, Mauricio Renteria, Jesus Delgado, Danny Lopez, Victor Salazar, Danny Gonzalez, Victor Delgado, Angelo De Los Santos, Jesus Ortegon, and Mark Gonzalez and Coaches Hector Noyola Jr., Alejandro Garza, and Carlos Cruz III.

**Citizen comments**

Veronica Orduño from Autism Awareness reported that April was Autism Month and explained that Autism Awareness helped parents of children who were diagnosed with autism. She invited Mayor Salinas and City Council to their upcoming activities and thanked them for their support in the past.

Raj Gandhi from the Laredo Gateway Rotary Club invited Mayor Salinas and City Council to the annual Paul Harris Foundation dinner being held on Wednesday, March 19<sup>th</sup> at the LEA at 6:30pm.

**VI. APPOINTMENTS TO COMMISSIONS, BOARDS AND COMMITTEES**

- a. Appointment by Council Member Juan Narvaez of Jesus Romero to the Board of Adjustments.

Motion to approve the nomination of Jesus Romero to the Board of Adjustment.

Moved: Cm. Vela  
Second: Cm. Garza  
For: 6

Against: 0

Abstain: 0

- b. City Manager's appointment to the Civil Service Commission.

Motion to table.

Moved: Cm. Garza  
Second: Cm. Vera  
For: 6

Against: 0

Abstain: 0

**VII. PUBLIC HEARINGS**

1. Public hearing and introductory ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for auto sales on Lot 1, Block 1, Concord Hills Community-Phase XII Planned Unit Development, located at 5329 U.S. Highway 359; providing for publication and effective date.

Staff supports the application and Planning and Zoning Commission recommends approval of the Conditional Use Permit. District II

Motion to open the public hearing.

Moved: Cm. Liendo

Second: Mayor Pro Tem Rangel

For: 4

Against: 0

Abstain: 0

Cm. Garza and Cm. Vera were not present.

There was no public input.

Motion to close the public hearing and introduce.

Moved: Mayor Pro Tem Rangel

Second: Cm. Narvaez

For: 4

Against: 0

Abstain: 0

Ordinance Introduction: Mayor Pro Tem Rangel

2. Public hearing and introductory ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 1, UISD 359 Transportation Facility Phase I, located south of State Highway 359 east of Delphina Avenue, from B-4 (Highway Commercial District) to M-1 (Light Manufacturing District); providing for publication and effective date.

Staff supports the application and Planning and Zoning Commission recommends approval of the zone change. District II

Motion to open the public hearing.

Moved: Cm. Liendo

Second: Cm. Vela

For: 4

Against: 0

Abstain: 0

Cm. Garza and Cm. Vera were not present.

There was no public input.

Motion to close the public hearing and introduce.

Moved: Mayor Pro Tem Rangel

Second: Cm. Liendo

For: 4

Against: 0

Abstain: 0

Ordinance Introduction: Mayor Pro Tem Rangel

3. Public hearing and introductory ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for the Storage of Flammable and Explosive Products on Lot 2, Block 1, UISD 359 Transportation Facility Phase I, located south of State Highway 359 east of Delphina Avenue; providing for publication and effective date.

Staff supports the application and Planning and Zoning Commission recommends approval of the Special Use Permit. District II

Motion to open the public hearing.

Moved: Cm. Liendo

Second: Cm. Vela

For: 4

Against: 0

Abstain: 0

Cm. Garza and Cm. Vera were not present.

There was no public input.

Motion to close the public hearing and introduce.

Moved: Mayor Pro Tem Rangel

Second: Cm. Liendo

For: 4

Against: 0

Abstain: 0

Ordinance Introduction: Mayor Pro Tem Rangel

4. Public hearing and introductory ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for the storage of flammable and explosive products on Lot 4, Block 4, Las Lomas Industrial Park Subdivision Phase II, located at 107 Wilcox Road; providing for publication and effective date.

Staff supports the application and the Planning and Zoning Commission recommends approval of the zone change. District II

Motion to open the public hearing.

Moved: Cm. Liendo

Second: Cm. Vela

For: 4

Against: 0

Abstain: 0

Cm. Garza and Cm. Vera were not present.

There was no public input.

Motion to close the public hearing and introduce.

Moved: Mayor Pro Tem Rangel

Second: Cm. Narvaez

For: 5

Against: 0

Abstain: 0

Cm. Garza was not present.

Ordinance Introduction: Mayor Pro Tem Rangel

5. Public hearing and introductory ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a restaurant selling alcohol on Lot 2, Block 1, Lafon Subdivision Phase I, located at 3512 US Highway 83; providing for publication and effective date.

Staff supports the application and Planning and Zoning Commission recommends approval of the Special Use Permit. District III

Motion to open the public hearing.

Moved: Cm. Liendo

Second: Mayor Pro Tem Rangel

For: 4

Against: 0

Abstain: 0

Cm. Garza was not present.

There was no public input.

Motion to close the public hearing and introduce.

Moved: Cm. Vela

Second: Cm. Liendo

For: 4

Against: 0

Abstain: 0

Cm. Garza and Mayor Pro Tem Rangel were not present.

Ordinance Introduction: Cm. Vela

6. Public hearing and introductory ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a restaurant selling alcohol on Lot 1, Block 5, and Lot 1, Block 7, Del Mar Village Subdivision, located at 120 W Village Boulevard, Suite 115; providing for publication and effective date.

Staff supports the application and Planning and Zoning Commission recommends approval of the Special Use Permit. District V and District VII

Motion to open the public hearing.

Moved: Cm. Liendo

Second: Cm. Vela

For: 4

Against: 0

Abstain: 0

Cm. Garza and Mayor Pro Tem Rangel were not present.

There was no public input.

Motion to close the public hearing and introduce.

Moved: Cm. Vera

Second: Cm. Vela

For: 4

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Vera

7. Public hearing and introductory ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for an Amusement Redemption Machine Establishment, on all Lots of Blocks 1024, 1024A and 1025, Western Division, located at 4100 San Bernardo Avenue, East ½ of Suite E3 and West ½ of Suite E4; providing for publication and effective date.

Staff supports the application and Planning and Zoning Commission recommends approval of the Conditional Use Permit. District VIII

Motion to open the public hearing.

Moved: Cm. Liendo

Second: Cm. Vera

For: 4

Against: 0

Abstain: 0

Cm. Garza and Mayor Pro Tem Rangel were not present.

George Hachar, Sr. said that this was a renewal of an existing permit.

Motion to close the public hearing and introduce.

Moved: Cm. Liendo

Second: Cm. Vela

For: 4

Against: 0

Abstain: 1

Cm. Narvaez

Ordinance Introduction: Cm. Liendo

8. Public hearing and introductory ordinance amending the City of Laredo FY 2013-2014 Water Availability Fund Annual Budget by appropriating an additional \$1,500,000.00 and drawing down the opening balance for water rights acquisitions and increasing the budget to \$5,335,109.00. This amendment will provide the funding to purchase \$4,354,732.00 of water rights.

Motion to open the public hearing.

Moved: Cm. Liendo

Second: Cm. Vela

For: 5

Against: 0

Abstain: 0

Mayor Pro Tem Rangel was not present.

There was no public input.

Motion to close the public hearing and introduce.

Moved: Cm. Liendo

Second: Cm. Vera

For: 5

Against: 0

Abstain: 0

Cm. Garza was not present.

Ordinance Introduction: City Council

9. Public hearing and introductory ordinance amending the City of Laredo Bridge System FY 2013-2014 Bridge annual budget by appropriating \$741,401.00 from the Bridge System Construction Fund opening balance to be used for Bridge related projects such as Bridge I lighting project and other related improvements.

Motion to open the public hearing.



17.7 ft. wide alley, dedicated for public use in Block 889, Eastern Division, City of Laredo, Webb County, Texas, and providing for the reversion of the public's interest in said alley to the current abutting landowners, and providing for an effective date. This alley is located in the 1600 Block of Corpus Christi Street; bounded on the North by Garfield Street, on the South by Corpus Christi Street, on the East by Mendiola Avenue, and on the West by Meadow Avenue. Said alley traverses the middle of said block from East to West through its entire length, and abuts the South side of Lots 1, 2, 3, 4, 5 & 6 and the North side of Lots 7, 8, 9, 10, 11 & 12.

Motion to open the public hearing.

Moved: Cm. Garza

Second: Mayor Pro Tem Rangel

For: 5

Against: 0

Abstain: 0

Cm. Vera was not present.

There was no public input.

Motion to close the public hearing and introduce.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

Ordinance Introduction: City Council

## **VIII. INTRODUCTORY ORDINANCES**

12. Authorizing the City Manager to approve a sublease of the leased premises approved by Ordinance No. 94-O-214 dated November 7, 1994 between the City of Laredo as LESSOR and Jett Racing and Sales, Inc., as the LESSEE, for the premises, described as 80,000 sq. ft., Tract 2, to the Webb County Sheriff's Office SUB-LESSEE, said lease provides for right to sublease subject to city approval, which approval shall not be unreasonably withheld.

Ordinance Introduction: City Council

13. Authorizing the City Manager to grant a License Agreement by and between The City of Laredo, Texas, a municipal corporation and Alestra S. de R.L. de C.V., a Mexican Corporation dated April 8, 2014 for the use of one (1) fiber/cable tray affixed beneath the Juarez Lincoln Bridge and 519 linear feet of right-of-way.

1. Term of the agreement shall be for five (5) years commencing at 12:00 a.m., April 8, 2014 and terminating at 12:00 p.m. on April 7, 2019.
2. Annual fee shall be \$21,696.79 and will increase by five percent (5%) every year the license is in place. In addition to the fee, Licensee shall pay a seven dollar and 65/100 (\$7.65) linear foot right-of-way fee, and will increase by five percent (5%) every year.

Ordinance Introduction: City Council

14. Authorizing the City Manager to execute a lease agreement renewal with Securitas Security Services USA, Inc., for approximately 120 square feet of office space and an exclusive office entry lane of approximately 1,020 square feet at Bridge II.

1. Lease term is for one (1) year commencing April 1, 2014 and ending on March 31, 2015.
2. Monthly rent will be \$3,090.00 for approximately 120 square feet of office space and an exclusive office entry lane of approximately 1,020 square feet at Bridge II.
3. The lease may be terminated by either party with a thirty (30) day written notice.

Ordinance Introduction: City Council

## **IX. FINAL READING OF ORDINANCES**

Motion to waive the final reading of Ordinances 2014-O-025, 2014-O-026, 2014-O-027, 2014-O-028, 2014-O-029, 2014-O-030 and 2014-O-031.

Moved: Cm. Garza

Second: Mayor Pro Tem Rangel

For: 6

Against: 0

Abstain: 0

15. 2014-O-025 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 7, 8 and 9, Block 1723, Eastern Division, located at 2820 Jaime Zapata Memorial Highway, from B-1 (Limited Commercial District) to B-3 (Community Business District); providing for publication and effective date.

Motion to adopt Ordinance 2014-O-025.

Moved: Cm. Garza

Second: Mayor Pro Tem Rangel



funds are for the implementation of the preventive care clinics approved through the regional health plan for indigent and uncompensated preventive health care. The CLHD is implementing two (2) projects: 1) Primary Care Expansion (in women's health, STD/HIV, well child, prenatal care, early detection, cancer prevention and family planning) and 2) Expand Chronic Care clinic services with Disease Self Management to improve health and prevent hospitalizations.

Motion to adopt Ordinance 2014-O-029.

Moved: Cm. Garza

Second: Mayor Pro Tem Rangel

For: 6

Against: 0

Abstain: 0

2014-O-030 Ratifying the execution of an easement document agreement for the conveyance to Mines Road Development, LTD, a tract of land containing 233.21 square feet, (0.0053 ac) out of the Northwest International Bridge Plat, as recorded in Volume 22, Page 86, Map Records of Webb County, Texas. Said tract of land is more particularly described by boundary survey and metes and bounds description in the attached exhibit. The easement was requested on behalf of the Fasken family for access to an existing irrigation pump house facility located directly adjacent to City property.

Motion to adopt Ordinance 2014-O-030.

Moved: Cm. Garza

Second: Mayor Pro Tem Rangel

For: 6

Against: 0

Abstain: 0

2014-O-031 Authorizing the City Manager to execute easement documents for the acceptance of a driveway access easement provided by BBVA Compass Bank for shared access to the South Laredo Library. Said easement contains 1,711.82 sq. ft. out of a 0.9545 acre tract of land owned by Compass Bank and located at 2615 South Zapata Highway and is further described in the agreement attached as an exhibit. The acceptance of this easement will allow for joint use and access to the Bank and City Library facility.

Motion to adopt Ordinance 2014-O-031.

Moved: Cm. Garza



Mexican border.

Motion to approve Resolution 2014-R-26.

Moved: Cm. Garza

Second: Cm. Liendo

For: 6

Against: 0

Abstain: 0

19. 2014-R-27 Supporting the Laredo of Tomorrow Initiative whose mission is to work with the citizens of Laredo to develop a healthier, better educated community committed to improving their quality of life.

Motion to approve Resolution 2014-R-27.

Moved: Cm. Garza

Second: Cm. Liendo

For: 6

Against: 0

Abstain: 0

20. 2014-R-28 Authorizing the City Manager to accept the contract extension with the Texas Department of State Health Services (DSHS) in the amount of \$2,894,747.00 for a total of \$5,232,066.00 for the continuation of the Women, Infants and Children (WIC) Program of the City of Laredo Health Department (CLHD) to provide nutrition education and food supplemental services to high risk women and children and extending the term period through September 30, 2014.

Motion to approve Resolution 2014-R-28.

Moved: Cm. Garza

Second: Cm. Liendo

For: 6

Against: 0

Abstain: 0

## **XI. MOTIONS**

21. Discussion with possible action to accept the donation by Mr. Steve LaMantia, General Manager, L & F Distributors, L.L.C., of a carbon steel custom bench built by CoNo Creative Concepts Inc., valued at \$800.00 for placement in a City building/facility.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

22. Adopting a schedule of hearings and proceedings for voluntary and

unilateral annexations for calendar year 2014, in accordance with Section 43.052 of the Texas Local Government Code.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

23. Consideration to enter into contract with Antares Development Corporation, in the amount of \$109,950.00 using the Buy Board Cooperative Purchasing Program, contract No. 331-09, to transfer and upgrade the City of Laredo Health Department (CLHD) data system and software from Windows XP to Windows 7 operating system as Microsoft will no longer support the assessment of hardware and software. This upgrade is needed for continued essential daily program data system operations and billing. The effort also complies with state and federal mandates for the electronic health record, secure health data exchange and allows us to bill third party entities, Medicaid, Medicare and the marketplace. The project is to be completed within nine (9) months from the approved start date. Funding is available through the Health Department budget.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

24. Consideration for approval of the Max A. Mandel Golf Course as complete, approval of change order No. 4, an increase of \$87,097.16 for the balance of quantities actually constructed in place, release of retainage and approval of final payment in the amount of \$268,940.97 to Landscape Unlimited, L.L.C., Lincoln, Nebraska. Final construction contract amount is \$8,394,872.16. Funding is available in the 2007, 2008 and 2012 C.O. Bonds and Capital Improvements Fund.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

25. Consideration for approval of the Backwoods Drive Extension Project from South of Yukon Drive to Shiloh Drive approximately 1800 L.F., as complete, approval of change order No. 1, an increase of \$34,792.48,

release of retainage and approval of final payment in the amount of \$187,379.43 to Martinez Paving Company, Inc., Laredo, Texas. Final construction contract amount is \$1,476,813.88. Funding is available in the 2007 Certificate of Obligation-Backwoods Drainage and 2010 Utilities Sewer System Revenue Bond.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

26. Consideration for approval of the CDBG Sidewalks City-Wide Project No. 57 (19.5 Blocks – District V) as complete, release of retainage and approval of final payment in the amount of \$10,712.99 to ALC Construction, Inc., Laredo, Texas. Final construction contract amount is \$107,129.88. Funding is available in the CDBG 37th Action Year/2011 Grant - District V.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

27. Consideration for approval of the CDBG Median Beautification (10 Medians) – District V as complete, release of retainage and approval of final payment in the amount of \$7,388.38 to ABBA Construction, L.L.C., Laredo, Texas. Final construction contract amount is \$73,883.77. Funding is available in the CDBG 38th Action Year/2012 Grant.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

28. Consideration for approval of selection of consultant and approval to award a professional services contract to Sepulveda Associates Architects, Inc., Laredo, Texas in the amount of \$61,430.00 for design and preparation of plans and specifications for the Elderly Rental Apartments located at 620 Santa Rita Avenue. Design work is to be done on a fast track basis, approximately five (5) months. Funding is available in the HOME Investment Program.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

29. Consideration for approval to award a professional services contract to Structural Engineering Associates, Inc., San Antonio, Texas in an amount not to exceed \$121,497.52 for design and preparation of plans and specifications for the World Trade Bridge On-Site HazMat Facility. Design work is to be approximately three (3) months. Funding is available in the 2005 and 2008 Bridge Bond.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

30. Consideration for approval of change order No. 1, an increase not to exceed \$280,000.00 to the construction contract with Leyendecker Construction Inc., Laredo, Texas for the Laredo International Airport Aircraft Rescue and Fire Fighting Building to provide all materials necessary and to include, but not limited to: 8' high chain link fence with three strands barbed wires, cantilever gates with electrical operators, a rolling gate, concrete mow strip and traffic signage; light poles and electrical conduits, data conduits and electrical wiring for the additional gates; access control cabinet for gates to be connected to existing Gallagher Access Control System, card readers with pedestals, configuration, start-up and testing of the hardware and software and video cameras. Current construction contract amount with this change order is \$3,868,000.00. Completion date for the project is scheduled for May 2014. Funding is available in the Airport Construction Fund FAA Grant No. 73.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

31. Consideration for approval to award a professional services contract to Lockwood, Andrews & Newnam, Inc., Dallas, Texas, for a total amount not to exceed \$393,033.00 for the programming, design, preparation of plans and specifications and bidding services for following Laredo International Airport Improvements:

1. Security System Improvements Phase I and Phase II not to exceed

\$159,700.00;

2. Air Cargo Road Extension not to exceed \$124,882.00;

3. M&M Cargo Parking Lot Rehabilitation not to exceed \$63,356.00 and

4. Maintenance Facility not to exceed \$45,095.00.

Design work is to be approximately three (3) months. Funding will be available in the Airport Construction Fund.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

32. Consideration to reject all submittals received from Request for Qualifications (RFQ) for Providers of Drug and Alcohol Testing Services for the City of Laredo. Submittals received were missing information in order to properly evaluate and select. Approval is requested to re-solicit this RFQ in order to obtain a wider pool of applicants and receive submittals from qualified vendors.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

33. Consideration to award contract number FY14-036 to provide Independent Employee Benefits Consultant Services to HUB International, Inc. This contract will provide the City of Laredo with employee benefits consulting services. Services include: assistance in all phases of RFP processes for Medical Plan, personal insurance, flexible spending account, medicare supplement, retiree drug subsidy application; contract compliance; budgetary reports, wellness incentive programs, etc. Contract amount is for a one (1) year period and in the amount of \$40,000.00. Funding is available in the Human Resources Department budget.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

34. Consideration to renew the existing annual contract FY13-026 to Austin Wood Recycling, Cedar Park, Texas in an amount up to \$106,200.00 for the grinding of wood waste material (brush, branches, pallets, etc.,) at the City Landfill. Approximately 100,000 cubic yards of material will be disposed on an annual basis. Funding is available in the Solid Waste Services Department Fund.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

35. Consideration to award annual contract FY14-046 to the bidder meeting specifications, McNeilus Truck & Manufacturing, Dodge Center, Minnesota in an amount not to exceed \$160,000.00, for the purchase of McNeilus Original Equipment Manufacturer (OEM) equipment repair parts and service for the City's refuse trucks. All parts and services will be secured on an as needed basis. Funding is available in the Fleet Maintenance budget.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

36. Consideration to award annual contract FY14-043 to the low bidder meeting specifications, Gonzalez Auto Parts, Laredo, Texas in an amount up to \$75,000.00, for the purchase of automotive batteries for the City's Fleet vehicles. All batteries will be secured on an as needed basis. Funding is available in the Fleet Maintenance budget.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

37. Consideration to award annual service contract number FY14-044 to the low bidder, Rafter P. Transport Inc., New Braunfels, Texas in an amount up to \$100,000.00 to haul and load dry sludge from the Jefferson Water Treatment Plant to the City of Laredo landfill. This contract is based on a bid of \$6.00 per cubic yard of material. All services will be secured on an as needed basis. The bid price is based on a per load rate. Funding is available in the Utilities Department – Waste Water Treatment Division

budget.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

38. Consideration to award contract number FY14-035 to the sole bidder, Regional Land Management Services, Laredo, Texas in an amount up to \$418,760.00 to provide disposal services of approximately 10,469 tons of wastewater bio-solids from various wastewater treatment plants. The frequency and number of loads vary depending on the City's need. The bid price is based on a \$40.00 per ton rate. The Utilities Department will deliver approximately 25,635 tons to the City of Laredo Landfill at a fee of \$16.50 per ton for a total of \$422,976.00, which would be the same as Budget Year 2012-2013. The cost of sending the 10,469 tons to San Antonio was \$670,000.00. The approximate savings to the City of Laredo Utilities Department will be \$251,000.00. Funding is available in the Utilities Department – Wastewater Plant Division budget.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

39. Authorizing the City Manager to execute a construction contract to the lowest bidder, QROMEX Construction Co., Inc., Granite Shoals, Texas in the amount of \$1,658,690.00 for the base bid plus alternates 1, 3 and 6 for the construction of the Cielito Lindo, Lomas del Sur, Backwoods Trail and SH-359 Waterline Extensions Project. Construction time is one hundred twenty (120) working days for final completion. Funding is available in the 2012 Water Revenue Bond.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

40. Authorizing the City Manager to execute a ten (10) year contract between the City of Laredo and the Kansas City Southern Railroad / Tex Mex Railway for the groundwater remediation of City property located within and adjacent to the Zacate Creek Wastewater Treatment plant at no cost to the City of Laredo.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

41. Authorizing the City Manager to award a purchase contract to Insituform Technologies, Inc., Houston, Texas through the Buy Board Cooperative Purchasing Program's contract pricing, in the amount of \$1,775,787.00 for the repairs and pipe lining of 9,000 LF of the 24 inch Shiloh Drive Sewer Interceptor. The sewer interceptor has major deterioration throughout the proposed pipe length footage. This project consists of lining the pipe with an anti-corrosive pipe material which will prevent sewer interruptions and reduce the inflow and infiltration (I&I) of foreign waters. Funding is available in the 2013 Utilities Sewer Bond.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

42. Authorizing the City Manager to purchase 863.6545 acre feet of Municipal Water Rights, Certificate #23-3997BR from Vaquillas Ranch Company LTD., at \$3,000.00 per acre foot for a total of \$2,590,963.50. Funding is available in the Water Availability Fund. (Pending final hearing budget amendment item #8)

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Garza

For: 6

Against: 0

Abstain: 0

43. Authorizing City Manager to approve Amendment No. 6, to Camp, Dresser & McKee (CDM), Inc., in the amount of \$291,600.00 for extended construction support for the 6.0 MGD expansion project, Dedicated Land Disposal (DLD) closure and ground monitoring discontinuation request to Texas Commission on Environmental Quality (TCEQ) for the South Laredo Wastewater Treatment Plant. The revised contract amount is \$7,751,950.00. Funding is available in the 2006 Sewer Revenue Bond.

Motion to approve.

Moved: Mayor Pro Tem Rangel



Mayor Salinas stated that this was an important issue because 54 million Americans had gotten better preventative health care coverage since the act was passed. He added that Texas had 758,000 eligible residents and that, in Laredo, people must register by March 31<sup>st</sup> of this year.

Health Department Director Hector Gonzalez reported that in numbers they had over 80,000 in Laredo and Webb County that would qualify but who must register by March 31<sup>st</sup> or they would have to wait until November. He explained that some would qualify for subsidies so that insurance would be provided at a low monthly cost.

B. Request by Council Member Mike Garza

1. Discussion on guidelines for the selection of the members representing the City for the Regional Mobility Authority (RMA).

Cm. Garza stated that some Council Members who sat on the MPO board had worked on having the Texas Transportation Commission approve the Regional Mobility Authority. They had found out that this was only the third time that the Commission had actually held hearings in Laredo. He added that the critical component of this was the makeup of the membership. He clarified that when they established the RMA, it was to be nine members, a governor-appointed chairman, with four members appointed by Council for each corresponding district so that Districts 1 and 2 would have to select a member from their corresponding districts and the four precincts appointing one individually. He said that eligibility for the actual membership should not be anyone with interests, either financial or property, along the designated route that they were proposing.

City Manager Carlos Villarreal read the guidelines to serve as director which said: they may be a representative of an entity that also has representation on the MPO and a resident of the state of Texas. Ineligible individuals included: 1) an elected official, 2) a person who is not a resident of the county within the geographic area of the authority, 3) a department employee, 4) an employee of a governmental entity located within the geographic boundaries of the authority; 5) a person owning an interest in real property that will be acquired for an authority project if it is known at the time of the person's appointment that the property will be acquired for the authority project. He went on to say that they had other guidelines to formalize at the next meeting and that committee members should be in place within the next 45 days.

C. Request by Council Member Roque Vela, Jr.

1. Status update on the Parking Ordinance, with possible action.

Planning and Zoning Director Nathan Bratton reported that they were about 75% complete and had had difficulty as they were trying to make sure that there was appropriate parking. He added that they were controlling this with Certificates of Occupancy at present.

D. Request by Council Member Jorge A. Vera

1. Discussion with possible action on the Annexation of the Hachar Tract on Mile Marker 13 and the creation of a Tax Increment Reinvestment Zone (TIRZ).

Cm. Vera stated that Mines Road was experiencing a lot of traffic problems. He added that the landowner in that area was willing to give them the right-of-way, and this type of a program was specifically made for this type of area. He wanted to find out what they could develop there and help the owner with some of the costs incurred in building a road needed for the community.

City Manager Carlos Villarreal stated that the annexation could proceed but that they wanted to establish some guidelines for the TIRZ since it may be in conflict with what he wanted to do.

Cm. Vera replied that he wanted to move forward with the annexation.

Planning and Zoning Director Nathan Bratton said that they had already approved an annexation schedule and the application would be submitted on April 1<sup>st</sup>, so a motion was not needed.

E. Request by Council Member Cynthia Liendo

1. Discussion with possible action to address the deteriorating facade of the Southern Hotel property currently owned by the City of Laredo.

Cm. Liendo stated that she wanted to see if they would consider some maintenance on the property as it was an eyesore on that block. She added that they were asking downtown business owners to improve their own properties, so she wished to allocate some funds to make some improvements such as painting and fixing of the windows.

Motion to approve to allocate funds to improve the façade of the Southern Hotel which is a city property.

Moved: Cm. Liendo

Second: Mayor Pro Tem Rangel

For: 6

Against: 0

Abstain: 0

2. Discussion with possible action to create a Neighborhood Outreach liaison position(s) within the Community Development Department to maximize citizen input and participation.

Cm. Liendo stated that all the Council Members had seen an increase in neighborhood associations throughout the city. She added that the only problem was that they were trying to organize different events in their areas and she wanted a position that could reach out to these associations. She concluded that this would come down to budget and that the discussion of this item would go hand-in-hand with item #3.

3. Discussion with possible action on assigning a staff member to create a monthly memo/newsletter accessible on the City's website that will inform the public of current and upcoming projects, zone changes, events, etc.

Cm. Liendo said that they took action on different items and that while there was a web page for each Council Member, the information wasn't there. She wanted each district to have weekly, bi-weekly or even monthly updates so that citizens could log into a page and see what was coming up. She added that a position like a Community Outreach Liaison would be the perfect opportunity to get this information out to the community.

She concluded by saying that she would like for each council member to have someone to update their requests for their constituents.

City Manager Carlos Villarreal stated that his office has a vacancy and as soon as the position is filled, that person will coordinate and gather all the information from the Council to post on the website. He added that he will look into their request and come back with a solution.

4. Discussion with possible action on authorizing sale of the El Portal Retail Space and any matters incident thereto. (Co-Sponsored by Mayor Pro-Tempore Esteban Rangel and Council Member Mike Garza)

Cm. Liendo asked for information on the building lien.

City Manager Carlos Villarreal stated that they had been going back and forth with the bond attorney financial advisor. He added that to pinpoint where the monies came from for construction for the property leased to Khaledis, that building was constructed with 2002 and 2005 tax-exempt bonds and the property was bought with 2004 monies. He went on to say that the determination made by their bond counsel was that they

could sell the property to the Khaledis, but not only to them. He also said that they would have to sell it to the highest bidder as long as they did not get less than fair market value. He explained that they would have to come back with an amendment indicating that, “in the existing lease with Khaledis, the city will defend tenant’s right to quiet enjoyment of the premises from the claims of third persons.” Therefore, by thus selling, they would be infringing on the agreement signed by the City Council. He further stated that with the proceeds of the sale, they would either have to defease the bonds by putting the money in escrow, or to invest the proceeds in a similar project for which the building was constructed. He concluded that the investment could not be in the outlet mall.

Motion to direct staff to meet with the Khaledis to see if they would be interested in allowing Council to change the contract.

Moved: Cm. Liendo

Second: Cm. Vera

For: 5

Against: 0

Abstain: 0

### **XIII. STAFF REPORTS**

46. Presentation regarding Operation Crackdown, an initiative of the Texas National Guard, that provides for the demolition of abandoned and neglected structures that serve as a nuisance and drug haven within a community and approval to partner with the Texas Army National Guard.

Police Chief Ray Garner introduced Sergeant Jeff McCracken and Lt. Robinson and reported that in 1993, Operation Crackdown was established by the Texas Military Services to demolish structures that had a nexus to the drug trade and other criminal activities. He added that 24 communities had utilized this operation and over 1,200 had been destroyed, most notably San Antonio with over 100 structures destroyed and Corpus Christi with over 400 structures destroyed.

Community Development Director Ronnie Acosta reported that they had received a list of structures in the community with a drug nexus. She explained that they then contacted the owners by sending out letters, but in many cases the letters went unanswered. She went on to say that in the case of privately owned structures, they had received permission to tear them down. However, in other cases in order to qualify for this demolition program, the city needed to provide all permits and authorizations necessary and also needed to be responsible for removal of what was torn down . She concluded that also in some cases, they would need to seek clearance from the state preservation office.

Cm. Vela said that he wanted to see if they could team up with Habitat for Humanity and make use of the property instead of just destroying it.

Bruce Robinson from Texas Joint Counter Drug Task Force explained that in 1989, the federal government gave them permission to have this kind of program so that they could go in and identify where the drug nexuses were and use their personnel and agencies to do so.

Staff Sergeant Jeff McKraken from the Texas Joint Counter Drug Task Force, Civil Assistant Operations Team Leader and Operation Crack Down Non-Commissioned Officer in Charge, reported that they were getting closer and closer to that magic mark of 1,500 structures demolished. He added that there were about 28 properties, or 40 structures, in Laredo that were targeted.

Cm. Garza said that they should take an actionable vote to endorse this and was in favor of giving authorization to proceed.

Cm. Vela said that they wouldn't destroy anybody's building without getting written permission from the property owner. He added that if there were historical buildings, they would go the state historical department for clearance.

Motion to approve as amended to look into exploring any way to turn the city-owned properties into affordable housing.

Moved: Cm. Vela

Second: Cm. Liendo

For: 6

Against: 0

Abstain: 0

47. Discussion with possible action to extend the Contract for the Collection of Delinquent Property Taxes with the firm of Flores & Saucedo L.L.C., for an additional three (3) years in exchange for Flores & Saucedo's waiver of any rights it may have by virtue of Paragraph XXIII in the present contract (the handling to conclusion of all suits in which trial court judgments are obtained) which clause could extend the contract with an interest in pending tax cases in to indefinite future.

City Manager Carlos Villarreal reported that they had had numerous meetings and that there had been a dilemma that had held them back from fulfilling what the original contract indicated. They felt that by getting rid of that paragraph, it was in the best interest of Laredo and was fair to the firm.

Motion to approve.

Moved: Mayor Pro Tem Rangel

Second: Cm. Liendo  
For: 6

Against: 0

Abstain: 0

**XIV. EXECUTIVE SESSION**

None.

**XV. RECESS AS THE LAREDO CITY COUNCIL AND CONVENE AS THE LAREDO MASS TRANSIT BOARD**

Motion to recess as the Laredo City Council and convene as the Laredo Mass Transit Board.

Moved: Cm. Liendo  
Second: Cm. Vera  
For: 6

Against: 0

Abstain: 0

48. Consideration to renew the existing annual contract FY11-039 to Goodyear Tire and Rubber Company, Akron, Ohio in the amount up to \$283,926.09 to provide leased tires, based on monthly mileage use, for El Metro buses and para-transit fleet. This contract provides tires for fifty-one (51) buses, twenty (20) para-transit vehicles, six (6) medium size vehicles and one (1) wrecker. This is a one (1) year term contract. Funding is available in the El Metro Operations budget.

Motion to approve.

Moved: Mayor Pro Tem Rangel  
Second: Cm. Liendo  
For: 6

Against: 0

Abstain: 0

49. Consideration for approval of the El Metro ADA Sidewalks and Ramps Project No. 60 (8 Blocks – City Wide) as complete, release of retainage and approval of final payment in the amount of \$8,192.66 to ALC Construction, Inc., Laredo, Texas. Final construction contract amount is \$81,926.60. Funding is available in the Transit New Freedom Grant FX7094.

Motion to approve.

Moved: Mayor Pro Tem Rangel  
Second: Cm. Liendo  
For: 6

Against: 0

Abstain: 0

**XVI. ADJOURN AS THE LAREDO MASS TRANSIT BOARD AND RECONVENE AS THE LAREDO CITY COUNCIL AND ADJOURN**

Motion to adjourn as the Laredo Mass Transit Board and reconvene as the Laredo City Council and adjourn.

Moved: Cm. Liendo

Second: Cm. Vera

For: 6

Against: 0

Abstain: 0

I, Gustavo Guevara, Jr., City Secretary, do hereby certify that the above and foregoing is a true and correct copy of the minutes contained in pages 01 to 30 and they are true, complete, and correct proceedings of the City Council workshop held on March 17, 2014.

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Gustavo Guevara, Jr.  
City Secretary